

South County Sub Area Policies:

Policies

The following policies were developed to guide the preparation of the South County Subarea Plan. These policies are based on the vision, guiding principles and major findings of the Steering Committee.

Land Use

SCS-LU 1 Economic Development Urban Growth Areas should be designated in the South Lewis County Subarea for the development of regional retail, services, tourist related services, and light industry. Economic Development UGAs are those Urban Growth Areas that are not adjacent to a municipality and within which development proposals are processed in accordance with Lewis County regulations.

SCS-LU 2 The criteria for designation of Economic Development UGAs should be parcel size, access to transportation, access to urban services and minimal environmental constraints.

SCS-LU 3 Lands with appropriate parcel size, access to transportation and a low level of environmental constraints, but for which urban services (sewer and water) are not practical, should be designated as Urban Reserve Areas for potential future designation as Urban Growth Areas. Subdivision of land in Urban Reserve areas should be restricted to maintain the potential of commercial and industrial development.

SCS-LU 4 Commercial uses or services that would replace community oriented uses currently or potentially located in the town centers of Toledo, Vader or Winlock should not be allowed in the Economic Development UGAs.

Environment

SCS-E 1 The areas identified by the Department of Ecology in "Watershed Characterization and Analysis of South Lewis County, and by the Washington Department of Fish and Wildlife in "South Lewis County Habitat Report" as being priority areas for protection, restoration and enhancement of wildlife habitat and connectivity should be the focus of off-site mitigation for development within both the Economic Development UGAs and the municipal UGAs.

SCS-E 2 Incentive mechanisms should be included in the development standards for the Economic Development UGAs by which the footprint of development could be increased if offset by protection, restoration or enhancement of wildlife habitat and/or connectivity in the identified priority conservation areas.

SCS-E 3 The application of incentive mechanisms within the Economic Development UGAs should not preclude nor override the application of the regulations and standards of the Lewis County Critical Areas Ordinance.

Capital Facilities

- SCS-CF 1** Each individual development within the Economic Development UGAs should be required to analyze the development's relative impact on adjacent and surrounding infrastructure including roads, water, sewer and stormwater.
- SCS-CF 2** Each individual development within the Economic Development UGAs shall mitigate the relative infrastructure impacts of the development by means of construction, monetary contribution, no-protest agreements, or other mechanisms available to Lewis County.
- SCS-CF 3** Lewis County should evaluate if County participation in the financing of infrastructure improvements within the Economic Development UGAs is appropriate as a means of supporting economic development.
- SCS-CF 4** The Regional Water and Sewer Utility to be created by Lewis County, the South County Cities and the Cowlitz Tribe should provide services that are economical, efficient and reliable for all users.

Transportation

- SCS-T 1** Lewis County should evaluate if the imposition of Traffic Impact Fees on new development would be effective and appropriate in the Economic Development UGAs.
- SCS-T 2** Future transportation planning and infrastructure improvements should include facilities for non-motorized modes of transportation such as bike lanes and trails.

Economic Development

- SCS-ED 1** Lewis County should develop an aggressive development posture for the South County Subarea so that South County will become a competitive player for I-5 corridor industrial, tourism and retail/service related development in western Washington.
- SCS-ED 2** An on-going leadership organization should be created that represents subarea cities, Lewis County, the Lewis County Economic Development Council, residents, businesses, property owners and other interested South County organizations whose role will be to guide the implementation of the economic development strategy.
- SCS-ED 3** The economic development strategy should include a series of "action steps". For each action step, the leadership organization should identify the lead and supporting participants, the resources needed, and the relative priority of the action.

Recreation

- SCS-R 1** Lewis County should coordinate with Washington State Parks to promote Lewis & Clark State Park as a regional recreational destination.
- SCS-R 2** Lewis County should foster the private development of regional recreational facilities such as water parks, equestrian facilities etc. in the South County Subarea.

Housing

- SCS-H 1** In accordance with the Growth Management Act, housing to support commercial and industrial development in the Economic Development UGAs will be developed in the UGAs of the South County cities in accordance with their respective Comprehensive Plans.